

Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA
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GROUND AND FIRST FLOOR PREMISES
COULD BE USED FOR RETAIL OR OFFICE

TO LET

4 FRENCH'S YARD, AMWELL END, WARE



LOCATION

This attractive shop property is located in a tasteful development off Amwell End, Ware, known as French's Yard. It forms part of a specialist development of 5 units which have direct pedestrian access through from the large residential development on the former French's Mill site.

ACCOMMODATION

Ground Floor:

Size 14' x 20' /280 sq ft (26.01 sq m).
Double fronted window display, spot lighting, tiled floor, meter cupboard. Alarm, BT point, stairs to:

First Floor:

Sales/Storage area 14' x 20'/280 sq ft (26.01 sq m). Tiled floor, spot lights, window, hatch to loft, door to w.c. with wash hand basin and water heater.

TERMS

This property is available to let on a new lease for a period of 3 years or longer. (short term let would be considered)

Partners: A.K.Thomas, C.A.Thomas, A.R. Thomas

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute and part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

RENTAL	£7,250 p.a. with rental payments made quarterly in advance with one quarters rental deposit.
SERVICE CHARGE	Service charge 13.70% of all outgoings including maintenance, decoration and lighting of the communal areas and Building Insurance.
RATEABLE VALUE	The rateable value is £4,200 but interested parties' are advised to make their own enquiries with the local authority.
LEGAL COSTS	An undertaking of £500 is required towards the landlords legal costs, payable in the event of the proposed tenant withdrawing from the letting, once solicitors have been instructed.
VIEWING	Strictly by appointment only through: WITHERS THOMAS CHEQUERS HOUSE WATTON ROAD WARE HERTS, SG12 0AA TEL: (01920) 469211

Folio No. 7/223H

ALL FIGURES QUOTED ARE SUBJECT TO VAT IF APPLICABLE

SPECIALISTS IN ALL FORMS OF VALUATION WORK